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**TO:** MAYOR J. LEHMAN AND MEMBERS OF COUNCIL      **FILE:** D09-OPA062,  
D14-1618

**FROM:** C. TERRY, M.C.I.P., R.P.P., PLANNER

**NOTED:** R. FORWARD, MBA, M.Sc., P. ENG.  
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER

**RE:** APPLICATIONS FOR OFFICIAL PLAN AMENDMENT & ZONING BY-LAW  
AMENDMENT – 37 JOHNSON STREET

**DATE:** APRIL 24, 2017

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A public meeting has been scheduled on April 24, 2017, to consider applications for an Official Plan Amendment and Zoning By-law Amendment to permit additional development on lands municipally identified as 37 Johnson Street.

The lands are designated Residential within the City's Official Plan and are zoned Residential Apartment RA1-3. The purpose of the applications is to permit, in principle, an 11 storey residential building consisting of 222 units on the site which contains an existing 11 storey 196 unit residential building. The applicant is proposing to amend section 4.2.2.3 (c) of the Official Plan which restricts the location of high density development in excess of 150 units per hectare to the City Centre. The existing residential apartment in combination with the proposed development would result in a total of 413 units for the 1.42 hectare site making an overall site density to 293 units per hectare.

To accommodate the new building on the site, the applicant has also requested site specific Special Provisions be added to the Residential Apartment RA1-3 zoning for this property, including: reduced setbacks and landscape buffer areas; an increase in gross floor area (GFA) and building height; a reduction in parking spaces and increase in lot coverage for parking.

The primary planning/land use items being considered at this time are:

- Increased density permissions outside of the City Centre;
- Intensification policies;
- Rental units and affordable housing opportunities;
- Proposed variations to the Zoning By-law standards;
- Pedestrian and vehicular access/circulation on site; and
- Municipal service provision.

A Neighbourhood Meeting was held on February 24, 2017. There were 68 people from the public in attendance. Comments from the public included:

- Not an appropriate location for increased density or intensification;
- Concern with reductions in zoning standards, including parking, setbacks and GFA;
- Preserving neighbourhood character;
- Stormwater Management and capacity of existing infrastructure;
- Shadow impacts, including impact on trees and wildlife in adjacent Shoreview Park;
- Increased traffic and existing on-street parking issues; and
- Concern with potential construction noise, dust and vibration.

For more information, please contact Celeste Terry, Planner at ext. 4430.